

HOUSING ACCESSORY DWELLING UNITS

Background

The cities of Redmond and Kirkland have both allowed Accessory Dwelling Units (ADUs) since 1995. Approximately 30 ADUs have been approved in Redmond. The City of Redmond amended its ADU regulations about a year ago to eliminate barriers to development of ADUs.

The City of Kirkland adopted regulations to allow Accessory Dwelling Units (ADUs) in 1995 and has approved 138 units as a result, an average of about 10 per year. There are an additional 45 units that are pending approval, meaning that they are still in the permit review or construction process. Some basic facts about the completed units include:

- 30% of the units were pre-existing and have been legalized through the approval process
- 50% of the units are in detached structures
- The overall average unit size is 782 square feet
- The average unit size for detached units is 631 square feet
- The average unit size for attached units is 943 square feet
- 6 units exceed 1,500 square feet

The following chart summarizes the ADU regulations in Kirkland and Redmond.

Regulation	Kirkland	Redmond
Allowed Number	1 per detached single-family dwelling	Same
Location	Attached or Detached	Same
Size Limit	Attached = 40% of the total residential floor area (with a possible exception to go up to 50% if entirely on a single floor) Detached = 800 square feet or 40% of the total residential floor area, whichever is less	Attached = 1,500 square feet (with a possible exception to exceed this limit if entirely on a single floor) Detached = 1,000 square feet or 40% of the total residential floor area, whichever is less
Occupancy	One unit must be owner occupied	Same
Parking	One off street parking stall for the ADU, in addition to parking required for primary unit	Same

Regulation	Kirkland	Redmond
Exterior Modification	Entrance to ADU must be clearly secondary to entrance to main unit and must not detract from single family character of main unit	Only one entrance allowed on front of the primary unit, with possible exception if other options for ADU access are unavailable Design must be consistent with existing façade, roof pitch, siding and windows
Home Business	Allowed in both primary unit and ADU	Allowed in one unit per property
Applicable Codes	All setbacks, height, lot coverage and other site development standards must be met Health and safety standard of the International Building Code must be met with a possible exception for ceiling height if the structure was legally constructed as habitable space	Same
Public Notification	None required	Notice mailed to residents within 500 feet of the property, public comment allowed, however it is a permitted use

Issues for Discussion

1. Are accessory dwelling units an important source of affordable housing on the eastside?
2. Have ADU's become an accepted housing type in neighborhoods on the eastside, or are there ongoing issues that need to be addressed?
3. Have Redmond and Kirkland eliminated the barriers to creating new accessory dwelling units, or are there additional measures that should be taken to promote the creation of ADU's?

Staff

Kirkland: Eric Shields, Planning Director
Dawn Nelson, Planning Supervisor, Planning Department

Redmond: Rob Odle, Planning Director
Sarah Stiteler, Senior Planner, Planning Department